

Voytilla, Marykay

From: Voytilla, Marykay
Sent: Friday, September 12, 2014 3:12 PM
To: Chu, Ed; Hamlin, Tim; Kelly, Joyce; Williamson, Ann; Maxwell, Grady
Cc: Fleming, Sheila; William Senn - 10PRBC; Daniels, Darren; Filippini, Mark
Subject: Confirmation of Lease Ventilation Requirements

Hello Ed, Tim, Joyce, Ann and Grady,

On September 4, I wrote to GSA asking for verification that the lessor is meeting the lease requirements for ventilation as noted below:

6.8, Ventilation, A. "During working hours in periods of heating and cooling, ventilation shall be provided in accordance with the latest edition of ANSI/ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality. The Offeror shall provide ventilation system design calculations showing that breathing zone outdoor air ventilation rates (as defined by ASHRAE Standard 62.1) to all occupied spaces at least meet this minimum standard."

GSA has coordinated with Jack Schirpke of Transwestern, the Commissioning Agent for the project. Transwestern provided data/calculations that show that the ventilation system in EPA space in the Park Place building, both the ventilation system design as well as actuals collected by Transwestern, meet or exceed the ASHRAE industry standards as referenced in the lease, in some cases by up to 30%.

ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) guidelines are often referenced in building codes and are considered useful standards for engineers, mechanical contractors, architects and government agencies. Since these standards are specifically referenced in the lease, they represent the legally enforceable standards for the Region 10 project. The Commissioning Agent is an independent third party whose specific role is to ensure that mechanical, electrical and plumbing equipment runs as designed and that the building mechanical units operate as intended. He has been involved in our project since the design, has conducted on-site measurements, and will do so again in the future.

Mary Kay Voytilla
Lease Project Associate Director
Office of Management Programs
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Phone: (206) 553-2712

From: Voytilla, Marykay
Sent: Tuesday, September 09, 2014 2:44 PM
To: Chu, Ed; Hamlin, Tim; Kelly, Joyce; Williamson, Ann; Maxwell, Grady

Cc: Fleming, Sheila; William Senn - 10PRBC; Daniels, Darren; Filippini, Mark
Subject: Lessor Response to GSA Request for Enhanced Ventilation

Ed, Tim, Joyce, Ann and Grady,

Below is a summary of GSA's discussion with the Lessor on increased ventilation for EPA space in the Park Place building. EPA will be required to pay for increased ventilation as noted below (two options are presented below and pricing is per floor). This is not a cost that would be covered by the move. The Region would need to pick this up. We can discuss at our meeting next Tuesday, September 16. By then, I expect to have further information from GSA to verify whether the venting currently provided by lessor meets the terms of the lease and how that compares to industry standards.

Mary Kay Voytilla

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From: William Senn - 10PRBC [<mailto:william.senn@gsa.gov>]
Sent: Monday, September 08, 2014 4:35 PM
To: Voytilla, Marykay
Cc: James Coffelt - 10PRAA; Daniels, Darren
Subject: Re: Send Info Re: Ventilation Pls

Good afternoon Mary Kay,

As a practice, I try to avoid forwarding email communications within an established, project communication plan but am happy to summarize the communication below.

9.2.14 AM - I e-mailed the lessor with a request for extra ventilation, post move-in, on September 8th at 8:30 AM. My request asked for one of two options for extra ventilation as discussed in our weekly EPA meeting (2 hours per day for one month or 24/7 for one week). I asked for this extra ventilation at no cost to the government but also requested pricing if the lessor was unwilling to provide at no cost.

9.3.14 PM - I discussed the extra ventilation request with Tim while walking the site after our weekly construction meeting and requested a response before the Thursday EPA weekly meeting in order to provide response at that meeting.

9.3.14 PM - Lessor responded by email with pricing for extra ventilation. We discussed the pricing in the weekly EPA meeting on 9.4.14 (option 1 - 24/7 for a week = \$2,100, option 2, 2 extra hours per day for a month = \$1,540).

Darren and I discussed the building operation questions with regard to the ASHRAE lease requirements and Darren is conducting research to facilitate a response.

Please let me know if you require additional information on the extra ventilation inquiry.

Thank you,

William Senn, MPA, PMP
Project Manager
Leasing Division
Public Buildings Service
Northwest/Arctic Region
253.397.6307

We shape our buildings; thereafter they shape us.
Winston Churchill

On Mon, Sep 8, 2014 at 11:20 AM, Voytilla, Marykay <Voytilla.Marykay@epa.gov> wrote:

Bill, can you please send me that correspondence from the lessor regarding the ventilation? Thanks.

Sent from my iPhone